



Priority Preservation Area for Agriculture (Preservation/Conservation Areas)

| Purpose and Intent | Management Guidelines | Location Guidelines |
|---|---|--|
| <ul style="list-style-type: none">Maintain the positive economic contribution of agriculture and the important role of farming in creating a high quality environment in Maryland.Make agricultural land preservation part of an overall effort to manage growth and preserve environmental quality.Focus the expenditure of state and local land preservation funds.Ensure the cost-effectiveness of public investment in land preservation by limiting the impact of development through the use of zoning and other land use tools.Allow time for preservation/ easement acquisition to achieve the goals of the Maryland Agricultural Land Preservation Foundation (MALPF) (and the Certification program, if counties apply for certification), before agricultural and forest land resources are undermined by development. | <ul style="list-style-type: none">Contain the most productive agricultural or forest soils, or are capable of supporting profitable agricultural and forestry enterprises where productive soils are lacking.Are governed by local plans, policies, ordinances, regulations, and procedures that stabilize the agricultural and forest land base, support working farms and normal farming activities, and provide time to achieve State preservation goals before resource land is excessively compromised by development.Are of a size that is appropriate in relation to countywide preservation goals for both the number of acres of agricultural land and the agricultural industry.Are supported in the county comprehensive plan by a PPA Element, including an acreage goal for land to be preserved through easements and zoning in the PPA equal to at least 80% of the undeveloped land remaining in the area at the time it is established in the comprehensive plan. | <ul style="list-style-type: none">Located outside of Priority Funding Areas.Zoned for agriculture and resource conservation.Not planned for service by public water and sewer. |

| Land Use Objectives | | |
|---|--------------------------|---|
| <ul style="list-style-type: none">The vast majority of PPA acreage is used for agriculture, forestry, and/or resource conservation.Development is limited so easement acquisition programs have time to achieve their goals before the land base is fragmented by development, and developed uses and populations do not compromise agricultural operations. | | |
| Existing | Proposed | Planning/Management Practices |
| <input type="checkbox"/> | <input type="checkbox"/> | The PPA Element of the local comprehensive plan and the county’s implementing programs meet the requirements of the State Finance and Procurement Article, §§5-203 (b)(2) and 5-408 and COMAR 34.03.03, to achieve: <ul style="list-style-type: none">Local land use management tools prevent excessive fragmentation of resource land.Vulnerability of resource land is limited.Threat of further fragmentation and development is limited.Land Use Stability is high or moderate |
| <input type="checkbox"/> | <input type="checkbox"/> | Other locally proposed: (Please specify) |

| Housing Objectives | | |
|---|--------------------------|---|
| <ul style="list-style-type: none">New housing in PPAs is limited to an amount that is compatible with a wide range of agricultural operations and does not compromise the land base before easement programs have had time to achieve their goals.Provides enough houses for the next-generation farmers | | |
| Existing | Proposed | Planning/Management Practices |
| <input type="checkbox"/> | <input type="checkbox"/> | Local comprehensive plan, zoning ordinances and other land development regulations discourage non-resource related residential development. |
| <input type="checkbox"/> | <input type="checkbox"/> | Other locally proposed: (Please specify) |

| Economic Development Objectives | | |
|---|--------------------------|--|
| <ul style="list-style-type: none">Priority Preservation Areas for Agriculture support a range of agricultural enterprises and have potential to adapt to new markets. | | |
| Existing | Proposed | Planning/Management Practices |
| <input type="checkbox"/> | <input type="checkbox"/> | Zoning laws allow the sale and processing of products raised on-site or locally produced, to an extent that is compatible with the continued productivity of the land, the rural surroundings, and the capacity of existing infrastructure |
| <input type="checkbox"/> | <input type="checkbox"/> | Right-to-farm statutes that protect normal agricultural operations. |
| <input type="checkbox"/> | <input type="checkbox"/> | Land use regulations that require new subdivisions to provide buffers between farms and new houses. |
| <input type="checkbox"/> | <input type="checkbox"/> | Local and regional marketing programs for farm products and economic development efforts that target farm/forest products, including the creation of value-added products. |
| <input type="checkbox"/> | <input type="checkbox"/> | Assist with development of coops and support alternative agri-businesses. |
| <input type="checkbox"/> | <input type="checkbox"/> | Easement and land acquisition programs—state, local, and private—support preservation of land to sustain agriculture. |
| <input type="checkbox"/> | <input type="checkbox"/> | Other locally proposed: (Please specify) |